

AUGUST 15, 2006
COMMISSION ACTION

I. PROCEDURES

- ## II. PUBLIC PARTICIPATION – None

A. Recess to Public Hearing

Recessed 7:40 P.M. Steve Best from Forest Service expressed concerns with cattle; requested boundaries be established right away and be fenced; doesn't want a lot of gates or trails in the area; asked that developer provide for fence maintenance. Glen Reed noted that Arizona is an open range state and private owners must fence cattle out. Glenn Cornwell suggested that CC&R require owners to maintain fence. Fredrickson noted that barbed wire is not allowed in City Limits and asked what kind of fence would be used. Cornwell said variance may be needed for barbed wire. Robyn stated she has informed the City of concerns and wants fewer houses per acre to avoid over-population. Kim Tittelbaugh of the Law Offices of William Ring supported the project but voiced concerns: double-frontage lots as platted are prohibited in Subdivision Ordinance; access between Ponderosa Ridge and Cataract Creek Estates is out of alignment (suggested moving access at least 10 feet farther south to provide a buffer behind Ponderosa Ridge lots 93-95). Tittelbaugh said Cataract Creek has Preliminary Plat approval but is about 15-18 months from submitting a Final Plat pending Federal Emergency Management Agency approval. Peters asked whether Cataract Creek and Ponderosa Ridge will have formal legal agreement for mutual joint access; Tittelbaugh affirmed. Fredrickson asked whether Ponderosa Ridge can proceed ahead of Cataract Creek Estates; Cornwell said it's not a major hurdle as access would not be needed until Ponderosa Ridge's Phase 3. Rob Krombeen asked how many home sites would be in Cataract Creek Estates; Tittelbaugh said about 52; Krombeen pointed out that developer needs to consider improvement of Airport Road; Cornwell noted that the Northern Arizona Council of Governments is already getting some of that done.

B. Reconvene Regular Hearing
C. Discussion and Decision

Reconvened 8:10 P.M.

Travis Bard stated that Sunhill Development LLC (Developer) is not requesting to eliminate the existing 80-foot right-of-way for future Grand Canyon Boulevard but to realign and reduce it to 52'. Bard is working with Cataract Creek Estates to align access points, timing of utility interconnections, etc. Bard agreed with 10-foot buffer. Cornwell reported that the City of Williams does not have an easement for Grand Canyon Boulevard south of Ponderosa Ridge. Fredrickson asked whether the projects are cooperating; Bard said both have similar needs and are willing to work together. Fredrickson asked whether the Grand Canyon Boulevard extension is still possible; Cornwell said it is not needed for access as the two projects will connect with each other. Bard stated that Airport Road improvements, water storage and a new garbage truck are all still being considered for Public Benefit Improvements in the Development Agreement. Peters asked Bard to respond to Forest Service requests; Bard agreed to build the requested fence. Baptist voiced safety concerns for keeping people out of construction sites. Fredrickson noted duplication of Street "D" on the plat; Bard said it had been corrected.

Baptist moved to accept Ponderosa Ridge Subdivision Preliminary Plat with cited conditions 1-4; Fredrickson seconded; motion carried.

IV. INTERVIEW APPLICANTS FOR VACANT COMMISSION SEATS

A. Gene Allen

Mr. Allen stated that he: has lived in the area several years; has 25 years construction experience working with utilities; works well with people and with the City; feel it is important to coordinate projects that fit the area we live in; has worked a lot in Sedona where this is done. Baptist asked whether Allen is a contractor; Allen said no but he has worked with a lot of them. Peters asked how he would deal with a conflict of interest; Allen said he can't let his employment be a conflict and would do the right thing, adhering to City regulations. Fredrickson mentioned need for time commitment and regular attendance; asked why Allen was not present for scheduled interview at previous meeting; asked whether Allen was familiar with the General Plan and asked about his formal education. Allen stated he is a high school graduate, has completed some junior college course work and the rest of his education was "hands on" training.

B. Pamela LaPaglia

Ms. LaPaglia introduced herself as a broker and realtor, living here since 2000, owner of a dance and gymnastics school and an elementary school computer instructor. LaPaglia said she loves Williams, is interested in what people want but believes the City needs some growth and change with balance. LaPaglia said she is a life-long business owner, was a general contractor in California, knows about zoning and feels she can work with the Commission to advise the City Council on its decisions. LaPaglia added that she: lives outside the City Limits; has a B.A. degree in Dance from Arizona State University with a minor in Sociology; knows some of the General Plan; and understands the need for maintaining our small town life and not overbuilding. She said truth and honesty are very important to her. Baptist asked whether her selling property would cause a conflict of interest; LaPaglia said no, and that she would support the City's guidelines.

C. Discussion and Decision

Commissioners questioned whether there is a residency requirement for the Planning and Zoning Commission. Baptist moved to table the decision and asked Staff to get a ruling on residency; Fredrickson seconded; motion carried.

V. ADJOURNMENT: Baptist moved to adjourn; Fredrickson seconded; motion carried. Peters adjourned meeting at 8:40 P.M.